| 177.0 | 0005 | 0009.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 707,400 / | 707,400 |
| USE VALUE: | 707,400 / | 707,400 |
| ASSESSED: | 707,400 / | 707,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 138 | | SYLVIA ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KAUR NARINDER & SINGH KULDIP & |
| Owner 2: | SINGH RAVINFER & JATINDER |
| Owner 3: | |
| Street 1: | 138 SYLVIA ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GAHUNIA BALVINDER - |
| Owner 2: | KAUR GURMIT - |
| Street 1: | 138 SYLVIA ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as Two Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 2400 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4050.000 | 328,300 | | 379,100 | 707,400 |
| Total Card | 0.093 | 328,300 | | 379,100 | 707,400 |
| Total Parcel | 0.093 | 328,300 | | 379,100 | 707,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 294.71 | /Parcel: 294.71

**Legal Description**

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 119712 | | | 07/20/18 |

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 177.0-0005-0009.0

!13898!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 328,300 | 0 | 4,050. | 379,100 | 707,400 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 318,500 | 0 | 4,050. | 379,100 | 697,600 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 318,500 | 0 | 4,050. | 379,100 | 697,600 | 697,600 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 252,600 | 0 | 4,050. | 373,600 | 626,200 | 626,200 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 252,200 | 0 | 4,050. | 287,000 | 539,200 | 539,200 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 252,200 | 0 | 4,050. | 270,800 | 523,000 | 523,000 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 252,200 | 0 | 4,050. | 249,100 | 501,300 | 501,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 246,200 | 0 | 4,050. | 232,800 | 479,000 | 479,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 17:56:11 |

**LAST REV**

| Date | Time |
|---|---|
| 08/15/18 | 08:51:12 |

mmcmakin

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 119712 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13898

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GAHUNIA BALVIND | 60621-459 | | 12/3/2012 | Family | 387,000 | No | No | | |
| ROUSSEL MARK R | 35868-310 | | 7/11/2002 | | 387,500 | No | No | | |
| | 16137-98 | | 5/1/1985 | | 127,900 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/20/2018 | MEAS&NOTICE | BS | Barbara S |
| 11/26/2008 | Meas/Inspect | 189 | PATRIOT |
| 10/5/2002 | MLS | HC | Helen Chinal |
| 1/6/2000 | Mailer Sent | | |
| 1/4/1999 | Measured | 243 | PATRIOT |
| 12/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4050 | | Sq. Ft. | Site | | 0 | 70. | 1.34 | 6 | | | | | | | | | 379,051 | | | | | | 379,100 | |

| Total AC/HA: | 0.09298 | Total SF/SM: | 4050 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 379,051 | Spl Credit | | Total: | 379,100 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1900 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.18680978 |
| Const Adj.: | 0.99792004 |
| Adj $ / SQ: | 153.964 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 475803 |
| Depreciation: | 147499 |
| Depreciated Total: | 328304 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | | | | | |

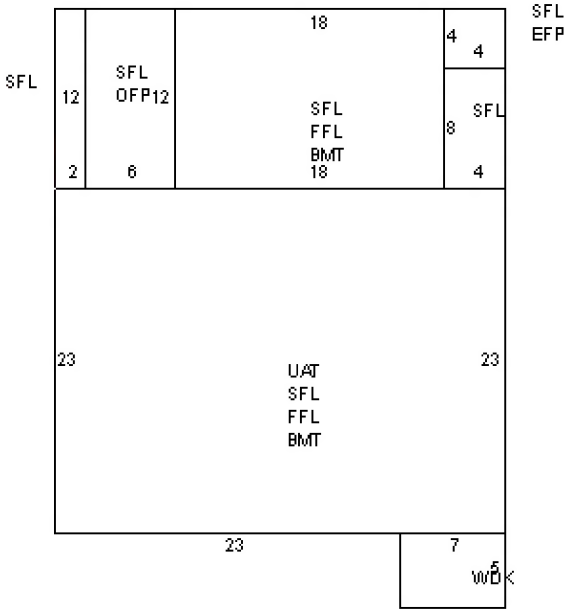
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,050 | 153.960 | 161,663 |
| BMT | Basement | 906 | 55.200 | 50,008 |
| FFL | First Floor | 906 | 153.960 | 139,492 |
| UAT | Upper Attic | 173 | 107.780 | 18,591 |
| OFP | Open Porch | 72 | 39.330 | 2,832 |
| WDK | Deck | 35 | 15.970 | 559 |
| EFP | Enclos Porch | 16 | 72.450 | 1,159 |
| | Net Sketched Area: | 3,158 | Total: | 374,304 |
| Size Ad | 1956 | Gross Area | 3675 | FinArea 2400 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 30 | | |
| UAT | 100 | FLA | 100 | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 153.96 |
| Special Features: | 0 | Val/Su Net: | 103.96 |
| Final Total: | 328300 | Val/Su SzAd | 167.84 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 177.0-0005-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |